

NOTICE TO CEASE

TO: CLAUDIA MERCER, Tenant
515 Elizabeth Avenue, Apt. 15J
Newark, New Jersey 07112

1. **PRESENT LEASE.** You now rent 515 Elizabeth Avenue, Apt. 15J, Newark, New Jersey.
2. **WARNING.** Please read this **NOTICE TO CEASE** carefully. If you do not immediately cease (stop) doing acts complained of, you may be **EVICTED**.
3. **ACTS COMPLAINED OF:** According to New Jersey Law (N.J.S.A. 2A:18-61.1) you may be evicted for the following reasons which constitute disorderly conduct (2A:18-61.1(b); substantial breach of Landlord's Rules and Regulations (2A:18-61.1(d); substantial violation of the lease covenants (2A:18-61.1(e); and willful or gross negligence causing damage to Landlord's property (2A:18-61.1(c) and are more particularly set forth hereunder:

DATE

INCIDENT

You and your daughter verbally abusive to security, disturbing the peace and quiet enjoyment of other tenants.

4. You have ten (10) days to respond to the Manager at the address listed below to schedule a meeting with me to discuss the cause for eviction. The ten (10) day period will begin on the date this letter was hand delivered or on the day after this letter was mailed, whichever comes first. You may bring another party to this meeting if you wish.
5. If you remain in the apartment after the Lease Agreement Termination date, we will enforce the termination through judicial action, and we will not accept rent after said termination date. If a judicial proceeding for eviction is instituted, you, as the tenant, may present any defense that you have at the Court Hearing.

ZION TOWERS
RAYMOND P. MARZULLI CO., INC.

DATED: August 16, 1999

BY:


JEANINE MCCLEESE

Site Manager
515 Elizabeth Avenue
Newark, New Jersey 07112